

MINUTES

FRANKLIN CITY PLAN COMMISSION

August 15, 2023

Members Present

Suzanne Findley	Member
Janice Giles	Member
Debbie Gill	Member
Georganna Haltom	Member
John Kempfski	Vice President
Jim Martin	President
Irene Nalley	Member
Mark Richards	Member

Others Present

Lynn Gray	Legal Counsel
Joanna Tennell	Senior Planner II

Members Not Present

Joe Abban	Secretary
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Call to Order

Jim Martin called the meeting to order at 6:00 p.m.

Roll Call & Determination of Quorum

Pledge of Allegiance

Approval of Minutes

May 16, 2023 – Georganna Haltom moved to approve minutes as amended by Attorney Gray. John Kempfski seconded. Passed unanimously, 8-0.

Report of Officers and Committees: May 25 and June 22, 2023 – Joanna Tennell reported on three agenda items at the May 25th meeting. The first was Laugle Building 2 located at 2035 Earlywood Drive. They proposed to construct an additional warehouse further to the south on the property and started construction a couple weeks ago. The second item on the agenda was the Bluffs at Youngs Creek, Section 5A. Windstar Homes LLC previously came through with construction plans for Section 5. With the change in environment they have decided to split the section in to two sections. Section 5A will be 47 lots. The developer has the inspection testing agreements and sanitary sewer special agreement docketed for acceptance by the Board of Works on Monday. Ms. Tennell anticipated construction to begin on Section 5A shortly thereafter. The third agenda item was for Eclectic Jade to be located at 252 S. Main Street. They proposed to build a new structure and relocate the existing business on W. Jefferson Street to the new location. Ms. Tennell has spoken to the engineer and contractor. The building plans have been submitted to the state. Construction start date is undetermined.

At the June 26 TRC meeting, there was one agenda item. It was the Johnson County Training Facility Renovation and Addition. The property is located at 1081 Hospital Road. The county is planning a two-phase development, the first to include renovation of the existing structure and modifying the exterior site to remove items in conflict with the future expansion of the structure. There is no anticipated start date for either construction phase.

Old Business

None.

New Business

Swearing In

Lynn Gray swore en masse all intending to speak during the proceedings.

PC-23-14 (A) & PC-23-15 (R): Phelps Annexation & Rezoning – Ms. Tennell introduced the joint request for annexation and rezoning of the property located at 2983 N. Graham Road located at the southeast corner of Graham Road and Earlywood Drive. The property is approximately a half acre. The owners are requesting annexation as the roundabout construction at that intersection requires them to need to tie in to sanitary sewer. A couple of years ago the property two doors south went through the same process. This request is to annex the property and rezone it to IBD (Industrial: Business Development). The city used to have an extraterritorial jurisdiction for which they had zoning control. As of January 1, 2023, that reverted to Johnson County. Prior to the relinquishment of zoning, the property was zoned IBD (Industrial: Business Development). All notices have been sent.

Matt McElroy with CrossRoad Engineers presented on behalf of the petitioners. He reviewed rezoning decision criteria.

1. Comprehensive Plan: Petitioner deemed the IBD (Industrial: Business Development) zoning was consistent.
2. Current Conditions: They believed this to match current conditions as surrounding properties are also currently zoned IBD (Industrial: Business Development) or planned for this zoning.
3. Desired Use: The property is immediately adjacent to other industrial properties and a logical expansion of existing industrial zoning. It is in close proximity to I-65 providing excellent regional transportation routes.
4. Property Values: It would not affect adjacent properties as all have been zoned industrial since the relinquishment of the extraterritorial jurisdiction. And two properties down was recently annexed and rezoned IBD (Industrial: Business Development).
5. Responsible Growth: The proposed zoning allows for small industrial uses that can be located in the area and provide immediate access to the truck route on Graham Road.

Ms. Gray asked if the petitioner would like to speak to annexation. Mr. McElroy explained that with the roundabout construction, the petitioner's septic system will be removed. Thus their desire to be connected to city sewer. Ms. Gray asked if the petitioner plans to continue using the property as a residential structure. Mr. McElroy confirmed his belief that to be true at this time. Ms. Gray asked if there is any condemnation process or right-of-way provision. Mark Richards confirmed right-of-way is being sought and part of the septic system lies within the right-of-way needing to be acquired. Ms. Haltom sought confirmation that the petitioner plans to live in the home. Mr. McElroy confirmed that to be true at this time.

Ms. Tennell gave staff's recommendation for a favorable recommendation to be forwarded to City Council for annexation. Mr. Richards made a motion to forward a favorable recommendation to City Council. Irene Nalley seconded. Passed unanimously by roll call vote, 8-0.

Ms. Tennell gave staff's recommendation for a favorable recommendation to be forwarded to City Council for rezoning to IBD (Industrial: Business Development). Ms. Nalley made a motion to forward a favorable

recommendation to City Council for rezoning to IBD (Industrial: Business Development). Mr. Kempski seconded. Passed unanimously by roll call vote, 8-0.

Ms. Tennell informed that the ordinances will be introduced at City Council on September 5 with the public hearing on September 18 and official action on October 2, 2023.

Other Business

Adjournment

There being no further business, a motion for adjournment was made and seconded, passing unanimously.

Respectfully submitted this 21st day of November, 2023.

Jim Martin, President

Joe Abban, Secretary